

Seattle DPD Tree Regulations Proposal

July 11, 2012



Department of Planning and Development

Timeline to Date

- 2007 – Urban Forest Management Plan
- 2007 – Emerald City Task Force
- 2008 – Stakeholder Meetings
- Feb 2009 - Interim Regulations
- Sept 2009 – Revised Stormwater Code
- Nov 2009 – Council Resolution 31138
- Dec 2010 – Green Factor Update
- July 2010 – Draft Proposal
- July 2012 – Revised Proposal



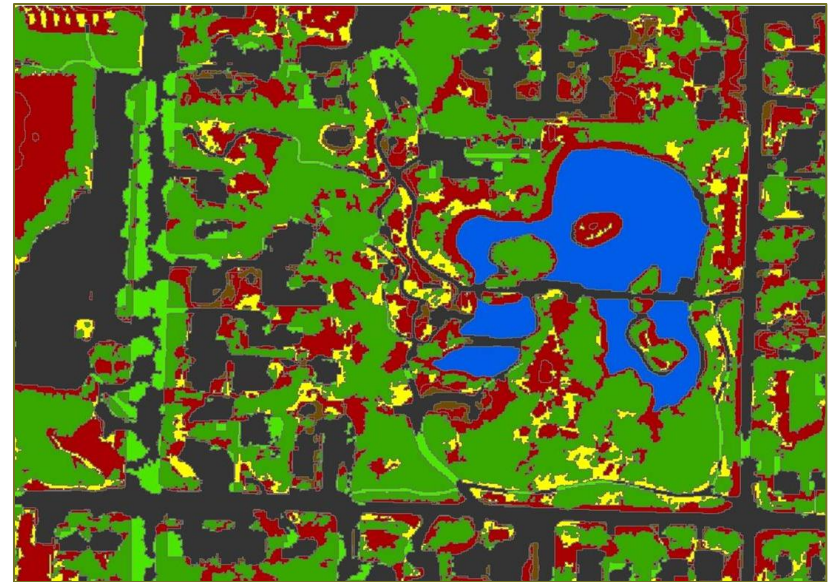
Lessons Learned

- Certain tree removal limitations can not be effectively implemented without permits
- Focus on preservation of largest tree on dense lots is problematic
- SF tree requirements are not achieving canopy cover goals
- Enforcement outside of development is challenging and costly



Canopy Cover Analysis

- 22.5% in 2003 → 22.9% in 2007
- Slight increases across all areas except parks - both private property and ROW
- Certain unknown
- Redeveloped parcels
 - 1.8% of parcels
 - SF: 30% → 17%
 - MF: 17.7% → 5.4%
 - C: 6.5% → 4.3%



Goal of Proposal

To advance the goals of the Urban Forest Management Plan to maintain and enhance a thriving and diverse urban forest that maximizes the environmental, economic, and social benefits of trees, while recognizing other citywide goals and policies for sustainability and growth management relating to density, transportation, housing affordability, and urban design; and accommodating property owner's desires for solar access, solar energy, gardens, accessory structures, views, access, and risk management.



What's Different from Original?

- Make Exceptional Tree Restrictions permanent but simplify to make them easier to understand, implement & enforce
- Modified Single Family Tree Requirements
- Allow SF fee-in-lieu for up to 50%
- No maintenance bonds



Exceptional Tree Definition

- Move from complex definition to 24" diameter threshold
- Existing definition required arborist to assess property
- Existing diameter thresholds range from 12" to 30" with 24" most common
- According to iTree analysis 14% of trees in SF, MF, and Commercial are 24" in diameter



Exceptional Tree Regulations

- Allow removal of trees causing physical damage to buildings or utilities that cannot be mitigated
- Remove the exemption for single family lots less than 5,000 sq ft in size
- Remove the limit on removal of more than three non-exceptional trees per year
- Simplify criteria for removal during development



Removal Application

- Tree Removal Application
 - Move to online tree removal application
 - Implement tree removal application fee to offset cost of review; initial fee will be set at \$177 and will increase annually

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Department of Planning and Development
Building a Dynamic and Sustainable Seattle

On Wednesday, July 11, 2012 between 10:30 AM and 12:00 PM, there

Online Electrical Permits

Work Site and Job Information

Occupancy

☐ Single family/duplex

☐ Multi-family Number of units? ☒ 3 or 4 ☐ 5 or more

☐ Commercial (includes mixed use)

☐ Industrial

☐ Institutional

Work Type

☐ New construction

☐ A remodel/repair/tenant improvement

Specific Purpose [What is this?](#)

☒ This is a regular electrical permit, not a specific purpose permit.

Specific Purpose Permit

☐ Ufer ground only

☐ Temporary power only

☐ Ufer ground and temporary power combined only



Single Family Tree Requirements

- Applies to new or replaced homes
- 1 credit/200 sq ft after first 2000 sq ft
- 25% bonus for evergreen
- Up to 50% can be met through fee-in-lieu;
\$200 per credit

Tree Provided	Point Value
New small species tree	1
New small/medium species tree	2
New medium/large species tree	3
New large species tree	4
Preserved tree 6" and greater	One point for each inch of diameter



Additional SF Regulations

- Implement tree requirements for institutions in SF zones
- Require street trees during development of new or replaced homes in SF zones



Industrial Areas



- Add Green Factor requirement for commercial and retail development over 4,000 sq. ft. in size in Industrial areas



Other Changes

- Simplify the process for allowing departures to height, setbacks, and parking to preserve large trees during development
- Updating enforcement process to improve the effectiveness and reduce the cost of enforcement



Overview

- Making existing exceptional tree regulations more effective
- Applying more rigorous landscaping standards during construction
- Expanding the scope of existing regulations, such as to institutions in single-family zones and retail and commercial uses in industrial zones
- Improving enforcement process



Next Steps

- Open House – August 1st
- Public Comments ends – October 1st
- Legislation to Council – Early 2013



More Info

www.seattle.gov/dpd/planning/trees

www.seattle.gov/trees

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